File No. Track No.

**Uniform Residential Appraisal Report** 

	rne purpose of	tnis summ	ary appraisa	ar report i	is to provid	le the lender/cli	ient with an acc	curate, and	adequate	ely supp	ortea, opin	ion of the	market vai	ue of	the subject pro	perty.
	Property Addre	ss						City Sa	n Franci	sco	St	ate CA	Zip Code			
	Borrower					Owner of Pu	blic Record					County		Sa	n Francisco	
	Legal Description														• -	
	Assessor's Par		alia Valla	w/Dalas	raa Haisi	hta libantu	1 1:11	Man Dafa		ax Year	. 2	2007	R.E. 1			timated_
-	Neighborhood I Occupant	Owner				nts - Liberty cial Assessmen		Map Refe N/A	rence	PUD	HOA \$		Censu	ıs ırad		
	Property Rights						her (describe)	IN/A		FUD	под э				per year	per month
2	Assignment Ty					finance Transa		er (describ	e)							
	Lender/Client	po [ 1 t ] . c				Addres		0. (0000	<u> </u>							
ı	Is the subject p	roperty cu	rently offer	ed for sal	le or has it	been offered for	or sale in the tv	velve mont	hs prior to	the effe	ective date	of this app	praisal?	ΧY	'es No	
	Report data so	urce(s) use	d, offerings	price(s),	, and date(	s). Local MI	LS# 321515	. List dat	e 3/19/20	007.						
		_														
	I X did		-			the subject pu		-		ults of th	he analysis	of the cor	ntract for sa	ale or	why the analys	sis was not
	performed. P	urchase	contract a	appears	to accu	rately reflect	the reported	d sales p	rice.							
2	0 1 10:	•				1.1					10 1	<i>,</i>			( ) <b>EADEO</b>	
-	Contract Price			ate of Co			the property se								(s) FARES	V No
	Is there any final If Yes, report the		,	•			r downpaymen	t assistant	e, etc.) to	be paid	a by any pa	irty on ben	iair or the b	orrow	/er? Yes	X No
5	ii res, report ii	ie iolai uoi	ai aiiiouiil e	and desc	ine ne ne	ilis to be paid.										
	Note: Race an	d the racia	l composi	tion of th	ne neighbo	orhood are no	t appraisal fac	tors.								
			Characteri					Housing	Trends			One-U	Init Housin	ng	Present Land U	se %
	Location X L	Jrban	Suburba	n Ru	ural	Property Valu	es Increa	sing X	Stable		Declining	PRICE	A	GE	One-Unit	55 %
₹.	Built-Up X C	over 75%	25-75%	Ur	nder 25%	Demand/Supp	oly Shorta	ige X	In Baland	ce	Over Supply	\$ (000)	()	yrs)	2-4 Unit	25 %
<b>Š</b> .	Growth F	Rapid D	Stable	Slo	ow	Marketing Tim	ne X Under:	3 mths	3-6 mths	; <u> </u>	Over 6 mths	800	Low N	lew	Multi-Family	15 %
Z	Neighborhood I	Boundaries	See Att	ached A	Addendu	m						2,500		10	Commercial	5 %
2												1,600	Pred. 6	86	Other	%
	Neighborhood	Description	See Att	ached A	<u>Addendu</u>	m										
í																
1	11 1 10 10	<i>'</i> ' 1 1					A.(. 1 1 A									
ŀ	Market Condition	ons (includ	ing support	for the a	bove conc	lusions) See	Attached Ad	idendum								
ŀ																
	Dimensions 2	5 92 X 8	5.5			Are	ea 2.21	6 SqFt	Shap	) <u>e</u>	Rectang	gular	View		Pano City/H	Hills
	Specific Zoning						oning Description						VICW		T dilo Oity/i	11113
	Zoning Complia	=		Legal No	onconform	ing (Grandfathe		No Zonin			scribe) **S		e Below			
	Is the highest a								ications) tl	he pres	ent use?	X Yes	No If	No, de	escribe.	
					•		<u> </u>	•					•			
	Utilities Publ		(describe)			Pub	olic Other (d	escribe)			Off-site Imp		tsType			Private
9	Electricity X		(describe)		Water	· )	<	escribe)		Stree	t Aspha		tsType		Public	Private
9	Electricity X Gas X				Sanita	ary Sewer >	K	•		Stree Alley	t Aspha N/A	lt	••		X	Private
10	Electricity X Gas X FEMA Special	Flood Haza	ard Area		Sanita X No F	ary Sewer > EMA Flood Zo	X ne N/A	F		Stree Alley # SF	t Aspha	lt	••	lap Da	X	Private
	Electricity X Gas X FEMA Special Are the utilities	Flood Haza	ard Area	ements ty	Sanita X No F pical for th	Ary Sewer > Ary Se	X	F No If N	lo, describ	Stree Alley # SF be.	N/A Doesn't P	lt Participate	e FEMA M		X ate N/A	Private
IIIO	Electricity X Gas X FEMA Special Are the utilities Are there any a	Flood Haze and/or off- dverse site	ard Area site improve	ements ty or extern	Sanita  X No F  /pical for the  nal factors	ary Sewer > Ary Se	M N/A P X Yes ncroachments,	No If N	lo, describ ntal condi	Stree Alley # SF be. itions, la	et Aspha N/A Doesn't P	etc.)?	FEMA M	No If	ate N/A  f Yes, describe.	
ш	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc	Flood Haza and/or off- dverse site cated on a	ard Area site improve conditions	ements ty or exterr idential	Sanita X No F ypical for the nal factors street. N	ary Sewer > Ary Sewer = Ary Se	x	No If Nenvironme	lo, describ ntal condi encroach	Stree Alley # SF be. itions, la	N/A  Doesn't P  and uses, es noted at	articipate	e FEMA M  Yes XII on. Soil c	No If	ate N/A  f Yes, describe.  ions appear s	
ш	Electricity X Gas X FEMA Special Are the utilities Are there any a	Flood Haza and/or off- dverse site cated on a	ard Area site improve conditions	ements ty or exterr idential	Sanita X No F ypical for the  nal factors street. N	ary Sewer > Ary Sewer = Ary Se	x	No If Nenvironme	lo, describ ntal condi encroach	Stree Alley # SF be. itions, la	N/A  Doesn't P  and uses, es noted at	articipate	e FEMA M  Yes XII on. Soil c	No If	ate N/A  f Yes, describe.  ions appear s	
ш	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection.	Flood Haza and/or off- dverse site cated on a	ard Area site improve conditions quiet res	ements ty or exterr idential	Sanita X No F ypical for the  nal factors street. N	ary Sewer > Ary Sewer = Ary Se	x   ne N/A   ne N/A   ne N/A   ne N/A   neroachments, dverse ease   ,500sqft; if	No If No environments or improver	lo, describ ntal condi encroach	Stree Alley # SF be. Itions, land hments e dest	N/A  Doesn't P  and uses, es noted at	erticipate etc.)?	Yes X II On. Soil co	No If onditi	ate N/A  f Yes, describe.  ions appear s	stable at
ш	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection.	Flood Hazand/or off- dverse sitestated on a stated on	ard Area site improve conditions quiet res	or exterridential	Sanita  X No F  pical for the control of the contro	ary Sewer > Ary Se	x   ne N/A   ne N/A   ne N/A   ne N/A   neroachments, dverse ease   ,500sqft; if	No If N environmements or improver	lo, describ ental condi encroach nents are	Stree Alley # SF be. tions, la nments e dest	et Aspha N/A Doesn't P and uses, e s noted at troyed it c	erticipate etc.)? inspection can be re	Yes X II On. Soil co	No If onditi as is"	te N/A  Yes, describe. ions appears, w/in 1 yr.	etable at
ш	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *	Flood Haza and/or off- dverse site atted on a **Note:	ard Area site improve conditions quiet res Per city o	or exterridential f S.F., r	Sanita  X No F ypical for the lad factors street. N minimum  X Cond Full	ary Sewer > EMA Flood Zo ne market area' (easements, er to apparent a lot size is 2  Foundatio crete Slab  Basement	x   ne N/A   respectively   x   x   yes   neroachments, dverse ease   x   x   x   yes   x   yes   x   yes   x   yes   ye	No If N environmements or improver	lo, describ intal condi encroach nents are Descript tion Walls	Stree Alley # SF ne. tions, la nments e dest	et Aspha N/A Doesn't P and uses, e s noted at troyed it c	erticipate etc.)? inspection can be re	Yes X II on. Soil cone-built, "a	No If onditi as is" r	X ate N/A  f Yes, describe. ions appear s , w/in 1 yr.	estable at  condition
ш	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det	Flood Haza and/or off- dverse site cated on a **Note: neral Desc	ard Area site improve conditions quiet res Per city o sription with Access	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  pical for the street. No minimum  X Concording Full  Basemen	ary Sewer > Pary S	x   x   x   x   x   x   x   x   x   x	No If No environments or improver  Exterio Foundant Exterio t. Roof Si	lo, describ ental condi encroach nents are Descript tion Walls	Stree Alley # SF be. Itions, la nments e dest Conc Wood	et Aspha N/A Doesn't P and uses, e s noted at troyed it c materials crete/Goo	erticipate etc.)? inspection can be re	Yes X II on. Soil co e-built, "a  n Interior Floors Walls Trim/Fir	No If onditions is in the second seco	ate N/A  FYes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good	condition /Good
110 110	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Genumber 1  Units X One # of Stories 3 Type X Det X Existing	Flood Hazand/or off- dverse site eated on a **Note:  neral Desc One Att. Propose	ard Area site improve conditions quiet res Per city o cription with Access S-Det./I	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  /pical for tr  nal factors  street. N  minimum  X Conc  Full  Basemen  Basemen	ary Sewer > EMA Flood Zone market area' (easements, er lo apparent a lot size is 2  Foundation crete Slab Basement t Area 0 t Finish 0%	me N/A  ? X Yes neroachments, dverse ease ,500sqft; if  Crawl Space Partial Basemer sq. f	No If No environments or improver  Exterio Foundant Exterio t. Roof Si Gutters	lo, describ ental condi encroach nents are r Descript tion Walls Walls urface & Downsp	Stree Alley # SF be. itions, la mments e dest Conc Wood T & Co couts (	et Aspha N/A Doesn't P and uses, e s noted at troyed it c materials crete/Good d/Good G/Good Galv Iron.	Participate  ttc.)?  inspection can be residention od	Yes X II on. Soil co e-built, "a  Interior Floors Walls Trim/Fir Bath Flo	No Iffonditions is:  r  Finish (oor \$600)	ate N/A  FYes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G	condition /Good all/Good
3 IIO	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style)	Flood Hazand/or off- dverse sitestated on a stated on	ard Area site improve conditions quiet res Per city o  cription with Access S-Det./I	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  /pical for tr  nal factors  street. N  minimum  X Conc  Full  Basemen  Basemen  Outs	ary Sewer > Pary S	me N/A  ? X Yes noroachments, dverse ease ,500sqft; if  Crawl Space Partial Basemer sq. f	No If No environments or improver  Exterio Foundant Exterio t. Roof Si Gutters Unidov	ntal condi encroach nents are r Descript tion Walls Walls wrface & Downsp	Stree Alley # SF be. itions, la ments e dest  Conc Wood T & Co outs ( Wood	et Aspha N/A Doesn't P and uses, e s noted at troyed it c materials crete/Good d/Good G/Good G/Good d/Wood/d	Participate stc.)? inspection can be residention od //Good	Yes X II on. Soil co e-built, "a  Interior Floors Walls Trim/Fir Bath W	No If onditions is	ate N/A  FYes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/Got Stone/Tile/Got	condition /Good all/Good
	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built	Flood Hazand/or off-dverse sites atted on a stated on	ard Area site improve conditions quiet res Per city o cription with Access S-Det./led Under	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F ypical for the lal factors street. N minimum  X Cond Full Basement Outs Evidence	ary Sewer Dary Sewer Dary Sewer Dary Sewer Dary Sewer Darket area (easements, er Dary Sewer Dary Se	me N/A  R X Yes  Incroachments, Indverse ease Incroachments, Incroachments, Indverse ease Incroachments, Indverse ease Incroachments, Increachments, Increac	No If No environments or improver  Exterio Foundant Exterio t. Roof Si Gutters Window Storm S	ntal condi encroach nents are r Descript tion Walls Walls urface & Downsp r Type Sash/Insula	Stree Alley # SF be. tions, la nments e dest tion Conc Wood T & C bouts ( Wood ated No	et Aspha N/A Doesn't P and uses, e s noted at troyed it c materials crete/Good d/Good G/Good GAIV Iron d/Wood/Gone/None	Participate stc.)? inspection can be residention od //Good	Yes X II on. Soil co e-built, "a  Interior Floors Walls Trim/Fir Bath Floors Bath W. Car Sto	No If onditions is	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Til X None	condition /Good all/Good
	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y	Flood Hazand/or off-dverse sites atted on a stated on	ard Area site improve conditions quiet res Per city o cription with Access S-Det/I	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  ypical for the last factors street. No minimum  X Cond Full Basemen Basemen Outs Evidence	ary Sewer Dear Sewer D	me N/A  R X Yes  Incroachments,  Idverse ease  Idverse eas	No If No environments or improver  Exterio Foundant Exterio t. Roof Sin Gutters O Window Storm S Screen	nents are  Descript  Toleran Walls  Walls  Walls  Warface  Downsp  Type  Gash/Insulas  Sanda San	Stree Alley # SF be. tions, la nments e dest tion Conc Wood T & C bouts ( Wood ated No	et Aspha N/A Doesn't P and uses, e s noted at troyed it c materials crete/Good d/Good G/Good Galv Iron, d/Wood/Goone/None	Participate  stc.)?  inspection can be residention od  /Good Good	Yes X II on. Soil cr e-built, "a  Interior Floors Walls Trim/Fir Bath Floors Bath W. Car Sto	No If onditions is	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G tot Stone/Til X None ay # of Cars	condition /Good all/Good
	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic	Flood Hazardor off-dverse sites atted on a stated on a	ard Area site improve conditions quiet res Per city o cription with Access S-Det./I	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  pical for the lates of the l	ary Sewer > EMA Flood Zo ne market area' (easements, er to apparent a lot size is 2  Foundatio crete Slab Basement t Area 0 t Finish 0% ide Entry/Exit of Infesta npness Se FWA HW	ne N/A    X	No If No environments or improver  Exterio Foundant Exterio t. Roof Sin Gutters O Window Storm Sin Screen	Io, describe ental condition that condition the entropy of the ent	Stree Alley # SF be. tions, la nments e dest tion Conc Wood T & Co outs ( Wood ated None	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Goone/None Woodsto	Participate  atc.)?  inspectican be re  s/condition  /Good  Good  e  ve(s) #	Pres X II	No If onditions is is "  If I is is "  I is is "  I is is "  I is is is is is "  I is is is is is is "  I is	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Til X None ay # of Cars rface	condition /Good all/Good
4 E	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair	Flood Hazardor off-dverse sites atted on a stated on a	ard Area site improve conditions quiet res Per city o  sription with Access  S-Det./I ad Under an 3 22 None Stairs	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  pical for the later of the l	ry Sewer Darry Sew	ne N/A    X   Yes     Normalized   Normalized     Normalized     Normalized   Normalized     Norma	No If No environments or improver  Exterio Foundant Exterio t. Roof Si Gutters Window Storm Si Screen at Amenit X Fire	lo, describ ental condi encroach nents are Descript tion Walls Walls urface & Downsp / Type Cash/Insula s es	Stree Alley # SF ie. itions, la nments e dest Conc Wood T & Co oouts ( Wood ated No None	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good Galv Iron d/Wood/Gone/None Woodstow Fence W	Participate stc.)?  inspectican be re scan be re scan be d  /Good Good Good e ve(s) #	Yes X II on. Soil co e-built, "a  Interior Floors Walls Trim/Fin Bath Flo Bath W. Car Sto Drivewa	No Ifformation In Inc. In Inc. In Inc. Inc. Inc. Inc.	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars	condition /Good all/Good
4 E	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor	Flood Hazardor off-dverse sites atted on a stated on a	ard Area site improve conditions quiet res Per city o  sription with Access S-Det./I	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  pical for the later of the l	response September 1   September 2   Septemb	me N/A  ? X Yes noroachments, dverse ease ,500sqft; if   Crawl Space Partial Basemer sq. f %  Sump Pumition ettlement WBB Radiar Gas Air Conditioning	Renvironments or improver  Exterio Foundant Exterio t. Roof Store Storm	Io, describ ental condi encroach nents are r Descript tion Walls walls urface & Downsp r Type Sash/Insulas es place(s) #	Stree Alley # SF ie. itions, la nments e dest Conc Wood T & Co oouts ( Wood ated No None	et Aspha N/A Doesn't P and uses, e s noted at troyed it c materials crete/Good G/Good G/Good G/Wood/Oone/None Woodstow Fence W Porch W	Participate stc.)?  inspectican be re scan be re scan be d  /Good Good Good e ve(s) #	Privewa  Pres X II  Pr	No Iff onditions is "  F F F G ainscoor S ainscoorage rivewa ay Sul	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars rface # of Cars	condition /Good all/Good ood e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished	Flood Haza and/or off- dverse site cated on a **Note:  neral Desc  One  Att. Propose Edwardi 192 (rs) 20-2	ard Area site improve conditions quiet res Per city o  sription with Access  S-Det./I ad Under an 3 22 None Stairs Scuttle Heated	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  pical for the later of the l	response of the property of th	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Incroachments Incroachments Increase Increas	Renvironments or improver  Exterio Foundant Exterio t. Roof St. Gutters O Window Storm S Screen Amenit X Fire   X Pati	lo, describ ental condi encroach nents are r Descript tion Walls Walls wa walls wa walls walls walls walls walls walls walls w	Stree Alley # SF be. Itions, la Inments e dest  Conc Wood T & C Couts ( Wood And None 1 X Id X	et Aspha N/A Doesn't P and uses, et s noted at troyed it commaterials crete/Good G/Good G/Good G/Good G/Wood/Gone/None Woodston Pence W Porch W Other	Participate  Stc.)? Sinspection Can be residential Carticipate Stc.)? Sinspection Can be residential Can delicate Stcondition Can delicate Stcondi	Yes X II on. Soil co e-built, "a  Interior Floors Walls Trim/Fin Bath Flo Bath W. Car Sto Drivewa	No Ifformation of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars	condition /Good all/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor	Flood Hazand/or off-dverse site ated on a at*Note:  neral Description of the propose at the prop	ard Area site improve conditions quiet reservity of cription with Access S-Det./It and Under an 3 22 None Stairs Scuttle Heated utor X Ra	ements ty or exterridential of S.F., r	Sanita  X No F  ypical for the last factors street. No minimum  X Cond Full Basement Outs Evidence Dam Heating X Othe Cooling Indiv	response of the property of th	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Increachments Incre	No If No environments or improver  Exterio Foundant Exterio t. Roof Signature Storm Signature Amenit X Fire X Pati	Io, describ ental condi encroach nents are r Descript tion Walls walls urface & Downsp r Type Sash/Insulas es place(s) #	Stree Alley # SF be. Itions, la Inments e dest  Conc Wood T & C Couts ( Wood And None 1 X Id X	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Oone/None Woodstow Fence W Porch W Other Other (	Participate  Stc.)?  Inspection  Inspectio	Pres X II	No Iffondition on the second of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars rface # of Cars	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X	Flood Hazand/or off- dverse site ated on a **Note:  neral Desc One  Att. Propose Edwardi 192 (rs) 20-2  X Refrigera above g	ard Area site improve conditions quiet reservity of cription with Access S-Det/I and Under an Stairs Scuttle Heated tor X Rarade contain	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  poical for the last factors street. No minimum  X Cond Full Basemen Basemen Coults Evidence Dam Heating X Othe Cooling Indiv	representation of the property	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Increachments Incre	No If No environments or improver  Exterio Foundant Exterio t. Roof Since Gutters O Window Storm Since Screen Amenit X Fire   X Pati	non describental condi- encroachenents are r Descript tion Walls Walls urface & Downsp / Type Bash/Insula s es place(s) # po/Deck W I Washer	Stree Alley # SF be. tions, la nments e dest  tion Conc Wood T & C  bouts ( Wood ated None 1 X d X	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Oone/None Woodstow Fence W Porch W Other Other (	Participate  Stc.)?  Inspection  Inspectio	Pres X II	No Iffondition on the second of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars Det.	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area	Flood Hazand/or off- dverse site ated on a **Note:  neral Desc One  Att. Propose Edwardi 192 (rs) 20-2  X Refrigera above g	ard Area site improve conditions quiet reservity of cription with Access S-Det/I and Under an Stairs Scuttle Heated tor X Rarade contain	ements ty or exterr idential f S.F., r sory Unit	Sanita  X No F  poical for the last factors street. No minimum  X Cond Full  Basemen  Basemen  Basemen  Cooling  Indivination X Dish  Roce Roce Roce Roce Roce Roce Roce Roce	representation of the property	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Increachments Incre	No If No environments or improver  Exterio Foundant Exterio t. Roof Since Gutters O Window Storm Since Screen Amenit X Fire   X Pati	non describental condi- encroachenents are r Descript tion Walls Walls urface & Downsp / Type Bash/Insula s es place(s) # po/Deck W I Washer	Stree Alley # SF be. tions, la nments e dest  tion Conc Wood T & C  bouts ( Wood ated None 1 X d X	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Oone/None Woodstow Fence W Porch W Other Other (	Participate  Stc.)?  Inspection  Inspectio	Pres X II	No Iffondition on the second of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars Det.	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area	Flood Haza and/or off- dverse site cated on a **Note:  neral Desc One Att. Propose Edwardi 192 (rs) 20-2  X Refrigera above g ures (speci	ard Area site improve conditions quiet reservity of conditions qui	ements ty or exterr idential f S.F., r sory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	region of the property of the	me N/A  R X Yes  Incroachments, Increachments, Incroachments, Incroachments, Incroachments, Increachments, Incr	Renvironments or improver  Exterio Foundant Exterio t. Roof Si Gutters O Window Storm Si Screen Amenit X Fire X Pati Pocorowave 3.50 B m.	lo, describ ental condi encroach nents are r Descript tion Walls walls urface & Downsp r Type Cash/Insula s es place(s) # co/Deck Wall Washer ath(s)	Stree Alley # SF ie. itions, la nments e dest Conc Wood T & Co outs ( Wood ated No None 1 X d X	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Oone/None Woodstow Fence W Porch W Other Other (	Participate  Stc.)?  Inspective can be resident of the can be reside	Pres X II  On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath Floors Car Sto Drivewa Ga Att  Gross Livi	No Iffondition on the second of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars Det.	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area Additional feature	Flood Haza and/or off- dverse site cated on a **Note:  neral Desc One Att. Propose Edwardi 192 (rs) 20-2  X Refrigera above g ures (speci	ard Area site improve conditions quiet reservity of conditions qui	ements ty or exterr idential f S.F., r sory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	region of the property of the	me N/A  R X Yes  Incroachments, Increachments, Incroachments, Incroachments, Incroachments, Increachments, Incr	Renvironments or improver  Exterio Foundant Exterio t. Roof Si Gutters O Window Storm Si Screen Amenit X Fire X Pati Pocorowave 3.50 B m.	lo, describ ental condi encroach nents are r Descript tion Walls walls urface & Downsp r Type Cash/Insula s es place(s) # co/Deck Wall Washer ath(s)	Stree Alley # SF ie. itions, la nments e dest Conc Wood T & Co outs ( Wood ated No None 1 X d X	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials troyed it commeterial	Participate  Stc.)?  Inspective can be resident of the can be reside	Pres X II  On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath Floors Car Sto Drivewa Ga Att  Gross Livi	No Iffondition on the second of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars Det.	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area Additional feature	Flood Haza and/or off- dverse site cated on a **Note:  neral Desc One Att. Propose Edwardi 192 (rs) 20-2  X Refrigera above g ures (speci	ard Area site improve conditions quiet reservity of conditions qui	ements ty or exterr idential f S.F., r sory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	region of the property of the	me N/A  R X Yes  Incroachments, Increachments, Incroachments, Incroachments, Incroachments, Increachments, Incr	Renvironments or improver  Exterio Foundant Exterio t. Roof Si Gutters O Window Storm Si Screen Amenit X Fire X Pati Pocorowave 3.50 B m.	lo, describ ental condi encroach nents are r Descript tion Walls walls urface & Downsp r Type Cash/Insula s es place(s) # co/Deck Wall Washer ath(s)	Stree Alley # SF ie. itions, la nments e dest Conc Wood T & Co outs ( Wood ated No None 1 X d X	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials troyed it commeterial	Participate  Stc.)?  Inspective can be resident of the can be reside	Pres X II  On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath Floors Car Sto Drivewa Ga Att  Gross Livi	No Iffondition on the second of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars Det.	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area Additional feature	Flood Haza and/or off- dverse site cated on a **Note:  neral Desc One Att. Propose Edwardi 192 (rs) 20-2  X Refrigera above g ures (speci	ard Area site improve conditions quiet reservity of conditions qui	ements ty or exterr idential f S.F., r sory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	region of the property of the	me N/A  R X Yes  Incroachments, Increachments, Incroachments, Incroachments, Incroachments, Increachments, Incr	Renvironments or improver  Exterio Foundant Exterio t. Roof Si Gutters O Window Storm Si Screen Amenit X Fire X Pati Pocorowave 3.50 B m.	lo, describ ental condi encroach nents are r Descript tion Walls walls urface & Downsp r Type Cash/Insula s es place(s) # co/Deck Wall Washer ath(s)	Stree Alley # SF ie. itions, la nments e dest Conc Wood T & Co outs ( Wood ated No None 1 X d X	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials troyed it commeterial	Participate  Stc.)?  Inspective can be resident of the can be reside	Pres X II  On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath Floors Car Sto Drivewa Ga Att  Gross Livi	No If ondition of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars Det.	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area Additional feature	Flood Haza and/or off-dverse site ated on a stated on	ard Area site improve conditions a quiet reservity of conditions and conditions are contained at the property of conditions are conditions	ements ty or exterr idential f S.F., r sory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	ary Sewer Dear Sewer Dear Sewer Dear Sewer Dear Sewer Dear Dear Dear Dear Dear Dear Dear De	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Increachments Increa	No If Nenvironments or improver  Exterio Foundant Exterio t. Roof Since Gutters O Window Storm Since Amenit X Fire X Pati Pocerowave 3.50 B m.	lo, describtental conditental	Stree Alley # SF ie. Itions, la inments e dest Conc Wood T & Co outs ( Wood ated None  1 X d X c/Dryer 2,930 c.). S	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Goone/None Woodston Fence W Porch W Other Other Other Osqua	Participate  Participate  Itc.)?  Itinspectic  Itinspecti	PE FEMA M  Yes X II On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath W Car Sto Drivewa Ga Ca Att  Gross Livi  dendum.	No If ondition of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ay # of Cars rface # of Cars # of Cars Det.  rea Above Grace	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area Additional feature	Flood Haza and/or off-dverse site ated on a stated on	ard Area site improve conditions a quiet reservity of conditions and conditions are contained at the property of conditions are conditions	ements ty or exterr idential f S.F., r sory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	ary Sewer Dear Sewer Dear Sewer Dear Sewer Dear Sewer Dear Dear Dear Dear Dear Dear Dear De	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Increachments Increa	No If Nenvironments or improver  Exterio Foundant Exterio t. Roof Since Gutters O Window Storm Since Amenit X Fire X Pati Pocerowave 3.50 B m.	lo, describtental conditental	Stree Alley # SF ie. Itions, la inments e dest Conc Wood T & Co outs ( Wood ated None  1 X d X c/Dryer 2,930 c.). S	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Goone/None Woodston Fence W Porch W Other Other Other Osqua	Participate  Participate  Itc.)?  Itinspectic  Itinspecti	PE FEMA M  Yes X II On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath W Car Sto Drivewa Ga Ca Att  Gross Livi  dendum.	No If ondition of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ot Stone/Tile X None ay # of Cars fface # of Cars Det.	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area Additional feature	Flood Haza and/or off-dverse site ated on a stated on	ard Area site improve conditions a quiet reservity of conditions and conditions are contained at the property of conditions are conditions	ements ty or exterr idential f S.F., r sory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	ary Sewer Dear Sewer Dear Sewer Dear Sewer Dear Sewer Dear Dear Dear Dear Dear Dear Dear De	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Increachments Increa	No If Nenvironments or improver  Exterio Foundant Exterio t. Roof Since Gutters O Window Storm Since Amenit X Fire X Pati Pocerowave 3.50 B m.	lo, describtental conditental	Stree Alley # SF ie. Itions, la inments e dest Conc Wood T & Co outs ( Wood ated None  1 X d X c/Dryer 2,930 c.). S	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Goone/None Woodston Fence W Porch W Other Other Other Osqua	Participate  Participate  Itc.)?  Itinspectic  Itinspecti	PE FEMA M  Yes X II On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath W Car Sto Drivewa Ga Ca Att  Gross Livi  dendum.	No If ondition of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ay # of Cars rface # of Cars # of Cars Det.  rea Above Grace	condition /Good all/Good e/Good
15	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area Additional feature	Flood Haza and/or off-dverse site ated on a stated on	ard Area site improve conditions a quiet reservity of conditions and conditions are contained at the property of conditions are conditions	ements ty or exterr idential f S.F., r sory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	ary Sewer Dear Sewer Dear Sewer Dear Sewer Dear Sewer Dear Dear Dear Dear Dear Dear Dear De	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Increachments Increa	No If Nenvironments or improver  Exterio Foundant Exterio t. Roof Since Gutters O Window Storm Since Amenit X Fire X Pati Pocerowave 3.50 B m.	lo, describtental conditental	Stree Alley # SF ie. Itions, la inments e dest Conc Wood T & Co outs ( Wood ated None  1 X d X c/Dryer 2,930 c.). S	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials crete/Good G/Good G/Good G/Good G/Wood/Goone/None Woodston Fence W Porch W Other Other Other Osqua	Participate  Participate  Itc.)?  Itinspectic  Itinspecti	PE FEMA M  Yes X II On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath W Car Sto Drivewa Ga Ca Att  Gross Livi  dendum.	No If ondition of the second o	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Tile/G ay # of Cars rface # of Cars # of Cars Det.  rea Above Grace	condition /Good all/Good e/Good
	Electricity X Gas X FEMA Special Are the utilities Are there any a The site is loc inspection. *  Gel Units X One # of Stories 3 Type X Det X Existing Design (Style) Year Built Effective Age (Y Attic Drop Stair X Floor Finished Appliances X Finished area Additional feature	Flood Haza and/or off- dverse site cated on a *Note:  neral Desc Propose Edwardi 192 /rs) 20-2  Refrigera above g ures (speciondition of	ard Area site improve conditions quiet reserving or city of conditions a quiet reserving or city of conditions and conditions are conditions or conditions and conditions are contained and contained and contained energy efficiencies of conditions are contained energy efficiencies of conditions are contained energy efficiencies of conditions are conditions are contained energy efficiencies of conditions are co	ements ty or exterridential of S.F., resory Unit End Unit or Const.	Sanita  X No F  pical for the later of the l	repairs, deterior  strangers  any Sewer  pary Sewer  p	me N/A  R X Yes  Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments, Incroachments Increachments Incre	Renvironments or improver  Exterio Foundant Exterio t. Roof Store Storm	lo, describ ental condi encroach nents are r Descript tion Walls walls walls urface & Downsp r Type Gash/Insula s es place(s) # o/Deck W l Washer ath(s)	Stree Alley # SF ie. itions, land ments e dest Conc Wood T & Conc Wood ated No None 1 X d X c.). S integrity	et Aspha N/A Doesn't P and uses, et s noted at troyed it commeterials troyed it commeterial	Participate  Stc.)?  Inspection I	PE FEMA M  Yes X II On. Soil core-built, "a  Interior Floors Walls Trim/Fin Bath W Car Sto Drivewa Ga Ca Att  Gross Livi  dendum.	No Iff onditi as is"  r	ate N/A  f Yes, describe. ions appear s , w/in 1 yr.  materials/ HardWd-Cpt Plaster/Dryw Good/Good Stone/Tile/G ot Stone/Til X None ay # of Cars face # of Cars Det.  lea Above Grace  If Yes, describ	condition /Good all/Good e/Good

**Uniform Residential Appraisal Report** 

	There are 1 con	mparable properties curi	ently offered for sale in				rom \$	to \$			
			bject neighborhood with					350,000 to	\$ 2	,100,0	00 .
	FEATURE	SUBJECT	COMPARABLE			RABLE S		COMPARA			
	Address										
	Proximity to Subject		0.08 m	niles		0.38 m	iles	(	).23 m	les	
	Sale Price	\$	\$	2,000,000		\$	1,650,000		\$	2,10	0,000
	Sale Price/Gross Liv. Area	\$ 645.05 sq. ft	\$ 666.00	sq. ft.	\$ 600.0	00 s	q. ft.	\$ 913.04	4 s	q. ft.	
	Data Source(s)		MLS# 3	13033	N	1LS# 31	7989	ML	_S# 30	8401	
	Verification Source(s)		FARES/Doc	# J253-63	FARE	S/Doc#	J334-272	FAR	ES/Do	c# N/A	١
	VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIP	TION	+(-) \$ Adjustment	DESCRIPTI	ON	+(-) \$ A	djustmen
	Sale or Financing		Conventional		Convent	ional		Convention	onal		
	Concessions		None Known		None Kr	nown		None Kno	own		
	Date of Sale/Time		10/25/2006		02/23/2	007		08/01/20	06		
	Location	Good	Good		Good	d		Good			
	Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Sin	nple		Fee Sim	ple		
	Site	2,216 SqFt	2,850 SqFt	No Adj	3,436 S	SqFt	No Adj	2,850 Sc	γFt		No Ad
	View	Pano City/Hills	Pano City/Hills		Resider	ntial	+80,000	Super Of	City		-100,000
	Design (Style)	Edwardian	Spanish Med		Victori	an		Edwardi	an		
	Quality of Construction	Good	Good		Good	d		Good			
	Actual Age	84 yrs	76 yrs.		105 yı	rs.		102 yrs	S		
	Condition	Good	Good		Inferio		+165,000				
	Above Grade	Total Bdrms Baths	Total Bdrms. Baths		Total Bdrms.			Total Bdrms.	Baths		
	Room Count	7 3 3.50	8 3 3.00	+5,000		3.00	+5,000		2.50		+10,000
	Gross Living Area	2,930 sq. f	. 3,003 sq. ft	7,000	2,750	sq. ft.	+18,000	2,300	sq. ft.		+63,000
	Basement & Finished										
S	Rooms Below Grade	None	None		None			None			
Sig	Functional Utility	Good	Good		Good	<u>d</u>		Good			
7	Heating/Cooling	Central/None	Central/None		Central/N	None		Central/N	one		
Ž	Energy Efficient Items	Nominal	Nominal		Nomir	nal		Nomina	al		
4	Garage/Carport	No Garage Pking	2-Car Garage	-100,000	No Garage	Pking		No Garage	Pking		
O	Porch/Patio/Deck	Porch, Patio	Porch, Patio		Porch, F	Patio		Porch, Pa	atio		
SIS	Fireplaces	1 Fireplace	2-Fireplace	-5,000	1-Firepl	ace		1-Firepla	ice		
¥	DOM-List Price\$	N/A	21/\$1,975,000-		47/\$1,650	0,000-		13/\$1,795,	000-		
Σ											
COMPARISON ANALYSIS	Net Adjustment (Total)		+ X -	\$ -107,000	X +	-	\$ 268,000	+ X -		\$ -2	7,000
(0	Adjusted Sale Price		Net Adj: -5%		Net Adj: 169		3	Net Adj: -1%			
SALE	of Comparables  I X did did not re		Gross Adj: 6% sfer history of the subject	\$ 1,893,000			\$ 1,918,000	Gross Adj: 8	%	\$ 2,0	73,000
	My research did X  Data source(s) MLS, F.  My research did X  Data source(s) MLS, F.  Report the results of the r  ITEM  Date of Prior Sale/Transfe  Price of Prior Sale/Transf  Data Source(s)  Effective Date of Data So  Analysis of prior sale or tr	ARES  did not reveal any pri ARES research and analysis o SU er er MLS urce(s) Date of Ap	BJECT N/A N/A s/FARES praisal Report	er history of the sub COMPARABLE S N/A N/A MLS/FAR Date of Appraisa	is for the year priject property and SALE # 1	orior to the	e date of sale of the	e comparable sa additional prior 2 COI	sales or MPARAI N N MLS/I	BLE SAL /A /A FARES	E#3
ECONCILIATION	Summary of Sales Compsimilar design and apadjustment due to its esubject. View difference to the overall similar aremodeling similar to the differences for all compadjusted value range Indicated Value by Sales Indicated Value by: Sales Indicated Value	ppeal to the subject excessively large site excessively large site es to comparables 2 appeal and demand the subject, per on site parables. Most other the effectively at the recomparison Approach ses Comparison Approach yields the most considered a weak in the following repairs of the following repairs of the second of the following repairs of the second of the following repairs of the second of the secon	property in good co No lot adjustments and 3 is due to the do of these homes. Co te inspection confirm major differences are eported sales price.  ach \$ at accurate estimate ndicator due to the ect to completion per planal control of the confirmation on the basi	ndition and idea to the other comifferences in dire indition difference and with local ML given lump sum All sales have Cost Approach (if of market value lack of data and	ally lacking grant parables due ction and socre to compar. Sinformation adjustments closed escrode developed) \$ for the subject as demanded in son the basis condition that the	parage per to the cope of outline outline of outline	parking. Compa by overall similar no attlook to the subject of the	rable 4 is the et utility of thes ject, at 5%. No the lack of at at \$100- per soncluded value.  Inproach (if device) supports the his is a "Computation that the improve e been complete.	only see hillsi on age any recesting age any recesting age any recesting as criber as criber of the second as criber of the se	ale giv de site: djustme ent upd foot, ro e middle  \$ ed valu umma ave bee	en a lot s to the ent due ates or unded, e of the  N/A ue. The
REC	Based on a complete vi conditions, and apprais \$, a		our) opinion of the ma		ned, of the rea	al propert	ty that is the subj	ect of this repo		nd limit	ting

Freddie Mac Form 70 March 2005

File No.

Track No. **Uniform Residential Appraisal Report** COST APPROACH TO VALUE (not required by Fannie Mae.) Provide adequate information for the lender/client to replicate your cost figures and calculations Support for the opinion of site value (summary of comparable land sales or other methods for estimating site value) Site derived by extraction of land values from improved sales, due to the lack of recent comparable vacant land sales ESTIMATED X REPRODUCTION OR REPLACEMENT COST NEW OPINION OF SITE VALUE 1,200,000 Source of cost data Marshall & Swift Residential Cost Guide Dwelling 2,930 Sq. Ft. @ \$ =\$ 952,250 Good Sa. Ft. @\$ Quality rating from cost service Effective date of cost data =\$ 0 Comments on Cost Approach (gross living area calculations, depreciation, etc.) Porch/Patio/Fireplace/Decking 76,700 Garage/Carport =\$ -Reproduction cost and depreciation based on Marshall Swift cost Sq. Ft. @ \$ 0 1,028,950 guide, local builders, supplemented by appraisers knowledge. Total Estimate of Cost-new =\$ -Due to the scarcity of buildable land the Site/Value ratios tend to be Physical 34 Functional External higher than typical. Depreciation 349,843 =\$ ( 349,843 Site derived by extraction of land values from improved sales, due to **Depreciated Cost of Improvements** =\$ 679,107 39,400 the lack of recent comparable vacant land sales. "As-is" Value of Site Improvements =\$ -For square footage calculations, see Apex Addendum. Estimated Remaining Economic Life (HUD and VA only) 40-42 Years Indicated Value By Cost Approach =\$ 1,918,507 INCOME APPROACH TO VALUE (not required by Fannie Mae.) Estimated Monthly Market Rent \$ N/A X Gross Multiplier N/A N/A Indicated Value by Income Approach Summary of Income Approach (including support for market rent and GRM) The GRM is considered to be a very weak of value for residential properties in this neighborhood. PROJECT INFORMATION FOR PUDs (if applicable) Is the developer/builder in control of the Homeowner's Association (HOA)? Yes No Unit type(s) Detached Provide the following information for PUDs ONLY if the developer/builder is in control of the HOA and the subject property is an attached dwelling unit. Legal Name of Project Total number of phases Total number of units Total number of units sold Data source(s) Total number of units rented Total number of units for sale Was the project created by the conversion of existing building(s) into a PUD? Yes No If Yes, date of conversion. Does the project contain any multi-dwelling units? Yes No Data source. Are the units, common elements, and recreation facilities complete? Yes No If No, describe the status of completion. Are the common elements leased to or by the Homeowner's Association? Yes No If Yes, describe the rental terms and options. Describe common elements and recreational facilities

Freddie Mac Form 70 March 2005 Fannie Mae Form 1004 March 2005

## **EXTRA COMPARABLES 4-5-6**

File No. Track No.

				Hack No.	
Borrower Jensen					
Property Address					
City	County	San Francisco	State	Zip Code	
Lender/Client		Address			

	FEATURE	;	SUBJEC	CT		COMPA	COMPARABLE SALE # 4			COMPARABLE SALE # 5			COMPARABLE SALE # 6						
	Address																		
	Proximity to Subject						0.14 m	14 miles		0.17 miles									
	Sale Price	\$	1,890,	000	\$		\$ 2,050,000		\$ 1,995,000				\$						
	Sale Price/Gross Liv. Area	\$ 6	45.05	sq. ft.	\$	\$ 883.62		q. ft.		\$ 709.46 sq. ft.		·	\$ sq. ft.						
	Data Source(s)			•		М	LS# 31				M	ILS# 32		6					
	Verification Source(s)							# J302-7	′2			FARE		-					
	VALUE ADJUSTMENTS	DESCRIPTION		DF	ESCRIP			djustment	DF	ESCRIPT		_	\$ Adjustment	DF	SCRIP	TION	+(-) \$ A	djustmen	
	Sale or Financing	BECOMI HOW			nventi		() \$ / 10	.,		Pendir			<del>• / (a]</del>				\		
	Concessions				one Kn					Sale	•								
	Date of Sale/Time				1/08/20				ıг	D: 3/29/									
	Location		Good	<u> </u>	- 0	Good					Good								
	Leasehold/Fee Simple	E,	ee Sim		E	ee Sim					ee Sim								
	Site		,216 S	•		,127 S	•	-2	00,000		2,848 S	•		No Adj					
	View		no City	•		of Cit		-2	00,000		ano City	_		NO Auj					
	Design (Style)		dward			raditio					Edward								
										- '	Good								
	Quality of Construction		Good			G000													
	Actual Age		84 yrs			100 yr					92 yrs								
	Condition	<b>-</b>	Good		<b>T</b> ( )	Good				<b>+</b>	Good				<b>T</b>	Б.	D #		
	Above Grade		Bdrms.	Baths		Bdrms.	Baths	<b>.</b>	40.000					. = 000		Bdrms	. Baths		
	Room Count	7	3	3.50	7	3	2.50		+10,000		4	3.00		+5,000			1		
	Gross Living Area	2	,930	sq. ft.	2	,320	sq. ft.	-	+61,000	2,	,812+-	sq. ft.		+12,000			sq. ft		
	Basement & Finished																		
	Rooms Below Grade		None			None					None								
	Functional Utility		Good			Good					Good								
SIS	Heating/Cooling		ntral/N			entral/N				С	entral/N								
X	Energy Efficient Items		Nomin			Nomin					Nomin								
¥	Garage/Carport	No Garage Pking		No Garage Pking 2-Car Garage			-1	00,000	2-Car Garage			-100,000							
A	Porch/Patio/Deck	Porch, Patio		n, Patio Porch, Patio				Porch, Patio											
<b>COMPARISON ANALYSIS</b>	Fireplaces	1 Fireplace		1-Fireplace		ace			1-Fireplace										
S	DOM-List Price\$	N/A		47/\$2,100,000-				See Above		ove									
2																			
A	Net Adjustment (Total)					+ X	-	\$ -22	9,000		+ X	-	\$	-83,000		+	-	\$	0
M	Adjusted Sale Price				Net A	\dj: -11	%			Net A	4dj: -4%	6			Net A	\dj: 0%	, 0		
ၓ	of Comparables				Gross	s Adj:	18%	\$ 1,82	21,000	Gros	s Adj: 6	6%	\$ ^	1,912,000	Gros	s Adj:	0%	\$	0
ES	Report the results of the research and analysis of the prior sale or transfer history of the subject property and comparable sales																		
A	Report the results of the re	esearch	and an	alysis of	the pric	or sale o	r transfe	r history o	of the subj	ect pro	operty an	nd compa	arable	sales					
SA	ITEM					COMPAR	ABLE SA	ALE# 4 COMPA		ARAE	BLE SALE#	5	COI	MPARAB	LE SALE	# 6			
	Date of Prior Sale/Transfe	r			N/A				N/A					N/A					
	Price of Prior Sale/Transfe	er		l	N/A		N/A				N/A								
	Data Source(s)				/FARE			ML	S/FARE	ES			MLS/FARES						
	Effective Date of Data Sou			e of Ap						al Report   Date of Appraisal Rep			ort						
	Analysis of prior sale or tra	ansfer h	nistory o	f the sub	ject pro	perty an	nd compa	arable sale	es See										
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												
	Summary of Sales Compa	arison A	pproach	See	page	#2 abo	ove.												

## **COMMENT ADDENDUM**

File No. Track No.

Borrower			
Property Address			
City	County	State	Zip Code
Lender/Client	Addı	ress	

#### **NEIGHBORHOOD BOUNDARIES:**

The subject is located in a hillside residential neighborhood whose immediate boundaries are: to the north and west Market St; to the east, Guerrero Street; and to the south, 22nd St.

### **NEIGHBORHOOD DESCRIPTION:**

A residential neighborhood comprised predominantly of 2-3 story, wood frame, row style, and detached SFRs. Construction quality and maintenance is typically good per "Marshall and Swift Residential Cost Handbook". Commercial uses, neighborhood shopping, and public transportation are easily accessible along nearby Castro Street. Freeway access is via Army Street. Employment centers are accessed easily to down-town San Francisco from Market Street. Many homes have city and or bay views. Employment is considered average, with unemployment mostly stable. Demand and marketability are considered average for the subject area.

### MARKET CONDITIONS:

Due to the stability in the economy, marketing times are presently from days to weeks on the market for entry price ranges and weeks to months for upper price range. Property values appear mostly stable at this time in the subject's price range, with stability evidenced in the upper price ranges. It should be noted that due to the Federal Reserves continual increase of interest rates this does appear to be slowing the market in terms of days on market and offers being submitted. Current stable economic conditions are backed by standard conventional financing at near historical lows. Loan discounts/buy downs are not common in this market segment. Marketing for the subject is typical at 1-3 months.

#### ADDITIONAL FEATURES OF SUBJECT PROPERTY:

The subject is a large Edwardian home on the north side of Hill Street with panoramic views from the front and rear of the residence of the hills and city. There is a landscaped rear yard and a unique custom top floor roof deck with unobstructed views. The subject does lack garage parking, although there appears to be plenty of on-street parking. This large, three-level home, was built in 1923, is situated high on the east side of Liberty Hill, a highly sought residential neighborhood restricted to single family homes. There is a security gate at the sidewalk level, leading to concrete stairs through a landscaped garden up to the entryway.

The entryway level has a marble entry and foyer, a large family room, bedroom with a ceramic tiled bathroom and a laundry room. The family room leads to a large rear patio and outdoor area. Upstairs, the main level has a living room (with working fireplace), dining room, powder room, and a large remodeled kitchen with granite counters, center island, DCS range, two dishwashers, Sub-Zero refrigerator, white custom cabinets, and a pantry.

The upper level has a large master suite with a remodeled stone tile bathroom, both with views. The master suite also has a large closet and office space. This floor has a second bedroom with its own tile bath, both with south views. Interior stairs lead to a tiled roof deck with glass railings and panoramic views of the city and the East Bay.

Good interior detailing includes handsome wrought iron/wood banisters, period molding's, and coved ceilings. There are marble tile floors in the entryway level, oak floors on the main level, and carpeted bedrooms. Systems have been updated with new electric service, copper supply plumbing, a demand water heater, and a forced air furnace. Much of the foundation is newer with seismic upgrades.

All rooms are well laid out, proportional and of a grand scale. The home shows custom construction and quality throughout. The overall quality and finish is rated as good condition, per Marshall & Swift Residential Handbook.

## **Uniform Residential Appraisal Report**

This report form is designed to report an appraisal of a one-unit property or a one-unit property with an accessory unit; including a unit in a planned unit development (PUD). This report form is not designed to report an appraisal of a manufactured home or a unit in a condominium or cooperative project.

This appraisal report is subject to the following scope of work, intended use, intended user, definition of market value, statement of assumptions and limiting conditions, and certifications. Modifications, additions, or deletions to the intended use, intended user, definition of market value, or assumptions and limiting conditions are not permitted. The appraiser may expand the scope of work to include any additional research or analysis necessary based on the complexity of this appraisal assignment. Modifications or deletions to the certifications are also not permitted. However, additional certifications that do not constitute material alterations to this appraisal report, such as those required by law or those related to the appraiser's continuing education or membership in an appraisal organization, are permitted.

**SCOPE OF WORK:** The scope of work for this appraisal is defined by the complexity of this appraisal assignment and the reporting requirements of this appraisal report form, including the following definition of market value, statement of assumptions and limiting conditions, and certifications. The appraiser must, at a minimum: (1) perform a complete visual inspection of the interior and exterior areas of the subject property, (2) inspect the neighborhood, (3) inspect each of the comparable sales from at least the street, (4) research, verify, and analyze data from reliable public and/or private sources, and (5) report his or her analysis, opinions, and conclusions in this appraisal report.

**INTENDED USE:** The intended use of this appraisal report is for the lender/client to evaluate the property that is the subject of this appraisal for a mortgage finance transaction.

**INTENDED USER:** The intended user of this appraisal report is the lender/client.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he or she considers his or her own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U. S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The appraiser's certification in this report is subject to the following assumptions and limiting conditions:

- 1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this appraisal. The appraiser assumes that the title is good and marketable and will not render any opinions about the title.
- 2. The appraiser has provided a sketch in this appraisal report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the appraiser's determination of its size.
- 3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in this appraisal report whether any portion of the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
- 4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
- 5. The appraiser has noted in this appraisal report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this appraisal. Unless otherwise stated in this appraisal report, the appraiser has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, this appraisal report must not be considered as an environmental assessment of the property.
- 6. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.

Freddie Mac Form 70 March 2005 Fannie Mae Form 1004 March 2005

## **Uniform Residential Appraisal Report**

# APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

- 1. I have, at a minimum, developed and reported this appraisal in accordance with the scope of work requirements stated in this appraisal report.
- 2. I performed a complete visual inspection of the interior and exterior areas of the subject property. I reported the condition of the improvements in factual, specific terms. I identified and reported the physical deficiencies that could affect the livability, soundness, or structural integrity of the property.
- 3. I performed this appraisal in accordance with the requirements of the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 4. I developed my opinion of the market value of the real property that is the subject of this report based on the sales comparison approach to value. I have adequate comparable market data to develop a reliable sales comparison approach for this appraisal assignment. I further certify that I considered the cost and income approaches to value but did not develop them, unless otherwise indicated in this report.
- 5. I researched, verified, analyzed, and reported on any current agreement for sale for the subject property, any offering for sale of the subject property in the twelve months prior to the effective date of this appraisal, and the prior sales of the subject property for a minimum of three years prior to the effective date of this appraisal, unless otherwise indicated in this report.
- 6. I researched, verified, analyzed, and reported on the prior sales of the comparable sales for a minimum of one year prior to the date of sale of the comparable sale, unless otherwise indicated in this report.
- 7. I selected and used comparable sales that are locationally, physically, and functionally the most similar to the subject property.
- 8. I have not used comparable sales that were the result of combining a land sale with the contract purchase price of a home that has been built or will be built on the land.
- 9. I have reported adjustments to the comparable sales that reflect the market's reaction to the differences between the subject property and the comparable sales.
- 10. I verified, from a disinterested source, all information in this report that was provided by parties who have a financial interest in the sale or financing of the subject property.
- 11. I have knowledge and experience in appraising this type of property in this market area.
- 12. I am aware of, and have access to, the necessary and appropriate public and private data sources, such as multiple listing services, tax assessment records, public land records and other such data sources for the area in which the property is located.
- 13. I obtained the information, estimates, and opinions furnished by other parties and expressed in this appraisal report from reliable sources that I believe to be true and correct.
- 14. I have taken into consideration the factors that have an impact on value with respect to the subject neighborhood, subject property, and the proximity of the subject property to adverse influences in the development of my opinion of market value. I have noted in this appraisal report any adverse conditions (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) observed during the inspection of the subject property or that I became aware of during the research involved in performing this appraisal. I have considered these adverse conditions in my analysis of the property value, and have reported on the effect of the conditions on the value and marketability of the subject property.
- 15. I have not knowingly withheld any significant information from this appraisal report and, to the best of my knowledge, all statements and information in this appraisal report are true and correct.
- 16. I stated in this appraisal report my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the assumptions and limiting conditions in this appraisal report.
- 17. I have no present or prospective interest in the property that is the subject of this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or opinion of market value in this appraisal report on the race, color, religion, sex, age, marital status, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property or on any other basis prohibited by law.
- 18. My employment and/or compensation for performing this appraisal or any future or anticipated appraisals was not conditioned on any agreement or understanding, written or otherwise, that I would report (or present analysis supporting) a predetermined specific value, a predetermined minimum value, a range or direction in value, a value that favors the cause of any party, or the attainment of a specific result or occurrence of a specific subsequent event (such as approval of a pending mortgage loan application).
- 19. I personally prepared all conclusions and opinions about the real estate that were set forth in this appraisal report. If I relied on significant real property appraisal assistance from any individual or individuals in the performance of this appraisal or the preparation of this appraisal report, I have named such individual(s) and disclosed the specific tasks performed in this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in this appraisal report; therefore, any change made to this appraisal is unauthorized and I will take no responsibility for it.
- 20. I identified the lender/client in this appraisal report who is the individual, organization, or agent for the organization that ordered and will receive this appraisal report.

Freddie Mac Form 70 March 2005

File No. Track No.

## **Uniform Residential Appraisal Report**

- 21. The lender/client may disclose or distribute this appraisal report to: the borrower; another lender at the request of the borrower; the mortgagee or its successors and assigns; mortgage insurers; government sponsored enterprises; other secondary market participants; data collection or reporting services; professional appraisal organizations; any department, agency, or instrumentality of the United States; and any state, the District of Columbia, or other jurisdictions; without having to obtain the appraiser's or supervisory appraiser's (if applicable) consent. Such consent must be obtained before this appraisal report may be disclosed or distributed to any other party (including, but not limited to, the public through advertising, public relations, news, sales, or other media).
- 22. I am aware that any disclosure or distribution of this appraisal report by me or the lender/client may be subject to certain laws and regulations. Further, I am also subject to the provisions of the Uniform Standards of Professional Appraisal Practice that pertain to disclosure or distribution by me.
- 23. The borrower, another lender at the request of the borrower, the mortgagee or its successors and assigns, mortgage insurers, government sponsored enterprises, and other secondary market participants may rely on this appraisal report as part of any mortgage finance transaction that involves any one or more of these parties.
- 24. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.
- 25. Any intentional or negligent misrepresentation(s) contained in this appraisal report may result in civil liability and/or criminal penalties including, but not limited to, fine or imprisonment or both under the provisions of Title 18, United States Code, Section 1001, et seq., or similar state laws.

# SUPERVISORY APPRAISER'S CERTIFICATION: The Supervisory Appraiser certifies and agrees that:

- 1. I directly supervised the appraiser for this appraisal assignment, have read the appraisal report, and agree with the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 2. I accept full responsibility for the contents of this appraisal report including, but not limited to, the appraiser's analysis, opinions, statements, conclusions, and the appraiser's certification.
- 3. The appraiser identified in this appraisal report is either a sub-contractor or an employee of the supervisory appraiser (or the appraisal firm), is qualified to perform this appraisal, and is acceptable to perform this appraisal under the applicable state law.
- 4. This appraisal report complies with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place at the time this appraisal report was prepared.
- 5. If this appraisal report was transmitted as an "electronic record" containing my "electronic signature," as those terms are defined in applicable federal and/or state laws (excluding audio and video recordings), or a facsimile transmission of this appraisal report containing a copy or representation of my signature, the appraisal report shall be as effective, enforceable and valid as if a paper version of this appraisal report were delivered containing my original hand written signature.

APPRAISER		SUPERVISORY APPRAISER (ONLY IF REQUIRED)
Signature		Signature
Name		Name
Company Name		Company Name
Company Address		Company Address
Telephone Number		Telephone Number
Email Address		Email Address
Date of Signature and Report		Date of Signature
Effective Date of Appraisal		State Certification #
State Certification #		or State License #
or State License #		State
or Other (describe)	State #	Expiration Date of Certification or License
State		
Expiration Date of Certification or License		
		SUBJECT PROPERTY
ADDRESS OF PROPERTY APPRAISED		
		Did not inspect subject property
		Did inspect exterior of subject property from street
		Date of Inspection
APPRAISED VALUE OF SUBJECT PROPERTY \$	·	Did inspect interior and exterior of subject property
LENDER/CLIENT		Date of Inspection
Name		
Company Name		COMPARABLE SALES
Company Address		Did not inspect exterior of comparable sales from street
		Did inspect exterior of comparable sales from street
Email Address		Date of Inspection

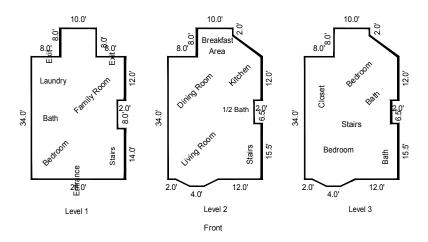
Freddie Mac Form 70 March 2005 Fannie Mae Form 1004 March 2005

File No. Track No.

Borrower

Property Address			
City	County	State	Zip Code
Lender/Client		Address	

Dimensions Are Approximate



Sketch by Apex IV Windows™
Comments:

	AREA CAL	CULATIONS SUMMARY	
Code	Description	Size	Net Totals
GLA1	First Floor	948.00	948.00
GLA2	Second Floor	991.00	991.00
GLA3	Third Floor	991.00	991.00
	TOTAL LIVABLE	(rounded)	2930

	n (INIO )	\ DE	DDEAK	DOMN							
L			BREAK								
	Breakd	own		Subtotals							
First Floor											
	8.0	x	10.0	80.00							
	24.0	x	34.0	816.00							
	2.0	x	14.0	28.00							
	2.0	x	12.0	24.00							
Second Floor	Second Floor										
	15.5	x	24.0	372.00							
	18.5	x	22.0	407.00							
	2.0	x	4.0	8.00							
0.5 x	4.0	x	2.0	4.00							
0.5 x	4.0	x	2.0	4.00							
	2.0	x	12.0	24.00							
	2.0	x	34.0	68.00							
0.5 x	8.0	x	6.0	24.00							
	8.0	x	10.0	80.00							
Third Floor											
	15.5	x	24.0	372.00							
	18.5	x	22.0	407.00							
7 unlisted ca	lculati	ons		212.00							
22 Calculation	ns Total	(rour	nded)	2930							

## **LOCATION MAP ADDENDUM**

File No. Track No.

 Borrower

 Property Address
 State
 Zip Code

 City
 County
 State
 Zip Code

 Lender/Client
 Address

